

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
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Project Name: Lee Alexander/Tarpon Oaks

Case #: 113-R-02

Date: 10/8/02

Comments:

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. The plans seem to show parking curb stops along S.W. 1st Avenue and another paved driveway approach that are puzzling. Discuss these aspects of the site plan at the meeting.
3. The applicant is advised to review all accesses and ensure none conflict with existing overhead power or light poles in the public right of way.
4. Plan sheet SP-1 indicates City street (S.W. 11 Court) to be 17 ft. wide. The pavement width measures 23 ft. with a 1 inch/10 ft. scale as referenced. Correct the plan to show the correct width or remove the note.
5. Please add a five (5) foot wide public sidewalk around the entire perimeter of this site within the owner's outermost five (5) feet of property since the ROW is only 40 ft. wide.
6. Please confirm that all sidewalks shall be six (6) inches thick in driveway regions and run continuously through driveway approaches.
7. Provide engineer's water and sewer plan to review service and meter sizes to each unit.

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8. The driveway for unit 103 will conflict with safe viewing distance for cars entering the site.
9. Insufficient stacking is provided from S.W. 11 Court. A minimum of 22 ft. is required from this street to the first parking space.
10. The angle of the parking spaces is not indicated on the plans for the office parking. It appears that they are designed on a 30 degree angle, then requiring an 18 ft. backout area (drive aisle).
11. Provide a photometric (lighting) plan for office parking in accordance with Section 47-20.14.
12. Indicate how garbage service will be managed.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Lee Alexander/Tarpon Oaks

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Comments:

1. Show location of fire main, hydrant and provide flow test.
2. Fire sprinkler system required at permit per 903.8.2 FBC.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Lee Alexander/Tarpon Oaks

Case #: 113-R-02

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Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Lee Alexander/Tarpon Oaks

Case #: 113-R-02

Date: 10/8/02

Comments:

1. As there is a cross access easement with the property to the west, that property has to meet all current Code requirements. This would include, (but not necessarily be limited to), an 8' wide peninsula tree island at the end of a row of parking spaces (the island with a concrete curb at the nose), and a 2 ½' wide landscape buffer where a vehicular use area adjoins an abutting property. Also included would be the elimination of the backout parking on SW 1 Ave, and a buffer screen adjacent to the right- of way.
2. Provide a tree protection detail on the Landscape Plan, as there appears to be several (what the Code defines as "large, existing, desirable trees ") in evidence.
3. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
4. Verify that existing trees to remain have the necessary pervious area to support the tree. (Some of these are large, native, probably "specimens"). On the plan, show the actual trunk diameter of the tree, also indicate the edge of existing pavement in the vicinity of the tree. Site plan modification may be required to provide sufficient pervious area. Also, all landscape areas must be protected from vehicular encroachment.

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Division: Planning

Member: Kevin Erwin
828-6534

Project Name: Lee Alexander/Tarpon Oaks

Case #: 113-R-02

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Comments: Site Plan Level II / 4 Unit Multi-Family with existing office

1. This is a new use and must meet all current code requirements.
2. Provide a unified survey showing the entire site.
3. Provide a table indicating the required and proposed setbacks for both buildings.
4. Provide elevations for the existing building.
5. Show all entry points to the existing building on the site plan.
6. Provide site data table for the existing building.
7. Show the mass outline of all adjacent buildings on the site plan.
8. Label zoning of all adjacent properties on the site plan.
9. Provide a 7' sidewalk on S.W. 11 Ct. and on S.W. 1 Ave.
10. Discuss location of air conditioners with the Zoning Rep.
11. Discuss drive aisle width for 90 degree parking with the Engineering Rep.
12. The existing backout parking must be removed, as well as the existing paved area which abuts the 12' wide driveway.
13. Provide a copy of the most current recorded plat and amendments, for the proposed site.
14. On all elevations indicate the various floor heights and show relationship of adjacent streets and the mass outlines of all adjacent structures.

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15. Provide color and materials information or samples for all exterior surfaces and indicate on all plans.
16. Additional comments may be forthcoming at the DRC meeting.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Lee Alexander/Tarpon Oaks

Case #: 113-R-02

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Comments:

1. Is the resident at 107 SW 11th Ct. the only property that will be demolished?
2. Will the existing 5' wall allow the proper room and radius for convenient parking & backing of vehicles?
3. What form of partition/fencing will be used on the north/east side to separate from existing properties?
4. Please document responses.
5. All glass doors/windows should comply with SFBC.

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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Lee Alexander/Tarpon Oaks

Case #: 113-R-02

Date: 10/8/02

Comments:

1. Provide a copy of the cross access agreement.
2. Indicate building height from grade as defined in section 47-2.
3. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review for existing a new use.
4. Additional comment may be forthcoming at DRC meeting.